

J

**Drive-by BPO Form**

Address: 115-45 155th St  
Jamaica, NY 11434

Borrower Name: : Unknown

Inspection Date: 8/28/2019

Delivery Date: : 8/29/2019

APN: N/A Property ID: : Q12191-0001

Order ID: : Queens

Completed by: : Dana Farber

**I. General Conditions**

Property Type:	Detached Single Family Colonial
Occupancy:	Unknown
Property Condition:	Average
Condition Comments:	Average condition.
HOA?	N/A

**II. Subject Sales & Listing History**

Current Listing Status: No listings or sales noted within the past 5 years.

Date Listed	Date Sold	List Price	Sale Price	Notes

**III. Neighborhood & Market Data**

Location Type:	Urban	Local Economy Is: Stable	
Sales Price in this Neighborhood:	Low : \$ 400,000. High :\$ 1,500,000.		
Market for this type of property has:	Stabilized		
Normal Marketing Days:	120+		
Neighborhood Comments, Positive:	Urban residential neighborhood.		
Neighborhood Comments, Negative:	Close proximity to main roads, shopping and public transportation.		
# of Properties for Sale:	38		

**IV. Current Listings**

	Subject	Listing #1	Listing #2	Listing #3
Street Address	115-45 155th St	167-19 109th Rd	110-17 160th St	119-03 Inwood St
	Jamaica, NY	Jamaica, NY	Jamaica, NY	Jamaica, NY
Zip Code	11434	11433	11433	11436
Data source	Tax Record	MLS	MLS	MLS
Miles to Subj.		.60	.95	.45
List Price \$		\$619,000.	\$589,000.	\$570,000.
Days on Mkt.		194 DOM	282 DOM	105 DOM
Age	94	94	89	94
Condition	Average	Average	Average	Average
Style/Design	Colonial	Colonial	Colonial	Colonial
Living Sq. Feet	1568sqft	1784sqft	1248sqft	1120sqft
Br/Ba	3/2.5	4/2	4/1.5	3/2
Total Room #	9	7	6	6
Garage	1 Car Det Garage	1 Car Det Garage	1 Car Det Garage	1 Car Det Garage
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Lot Size	.03 Acre lot	.06 Acre lot	.08 Acre lot	.05Acre lot
Other	Porch,Patio	Porch,Patio	Patio	Porch,Patio

\*Listing # is the most comparable listing to the subject.

Comments (why the comparable listing is superior or inferior to the subject).

Listing #1: Comp 1 Family det colonial with a full fin bsmt,1 gar,porch,patio,4 beds and 2 baths.

Listing #2: 1 Family det colonial with a full fin bsmt,1 gar,patio,4 bedrooms and 1.5 baths.

Listing #3: 1 Family det colonial with a full fin bsmt,1 gar,porch,patio,3 beds and 2 baths.

Notes: All of the comps utilized are located within the same market area as the subject property.

V. Recent Sales				
	Subject	Sold #1	Sold #2	Sold #3
Street Address	115-45 155th St	86-42 109th St	85-67 113th St	147-04 116th Ave
	Jamaica, NY	Richmond Hill, NY	Richmond Hill, NY	Jamaica, NY
Zip Code	11434	11418	11418	11436
Data source	Tax record	MLS	MLS	MLS
Miles to Subj.		.65	.35	.58
List Price \$		\$619,000.	\$609,000.	\$589,000.
Sale Price \$		\$600,000.	\$583,000.	\$565,000.
Type of Financing		Conventional	Conventional	Conventional
Date of Sale		2/1/2019	5/1/2019	3/26/2019
Days on Mkt.		139	44	55
Age (# of Years)	94	94	94	94
Condition	Average	Updated	Average	Average
Style/Design	Colonial	Colonial	Colonial	Colonial
Living Sq. Feet	1568sqft	1791sqft	1688sqft	1568sqft
Br/Ba	3/2.5	4/1	4/2	4/2
Total Room #	9	8	7	7
Garage	1 Car Det Garage	No Garage	No Garage	No Garage
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	0%	50%	100%
Lot Size	.03 Acre lot	.06 Acre Lot	.05 Acre lot	.04 Acre lot
Other	Porch,Patio	Porch,Patio	Porch,Patio	Porch,Patio,Fplc
Adjustments \$ +/- (See notes below)		-\$5,000.	+\$10,000.	+\$10,000
Adjusted Value		\$595,000.	\$593,000.	\$575,000.
* Sold #        is the most comparable listing to the subject.				
Reasons for Adjustments (Why the comparable is superior or inferior to the subject.) Sold #1: Comp 1 Family det colonial with a full unfin bsmt,no gar,porch,patio,4 bedrooms and 1 baths. Sold #2: 1 Family det colonial with a full bsmt par fin,no gar,porch,patio,4 bedrooms and 2 baths. Sold #3:1 Family det colonial with a full fin bsmt,no gar,porch,patio,fplc,4 bdrms and 2 baths.				
Please describe how the distances from subject to current listings and recent sales were calculated. (COMPANY NAME HERE will use this information to verify distances): All of the comps utilized are located within the same market area.				
Notes: The subject is a single family detached colonial style home with a full finished basement,1 car detached garage, porch, patio,3 bedrooms and 2.5 baths.				
VI. Marketing Strategy				
	"As-is" Value	"Repaired" Value	Comments Regarding Pricing Strategy:	
Suggested List Price:	\$605,000	\$605,000.	No damage noted.	
Sale Price:	\$595,000.	\$595,000.	Unknown condition.	
Additional Broker/Agent Information: Dana Farber/Realtor/Appraiser.				
VII. Repair Addendum				
Estimated work to put the subject into "Repaired" condition (following FHA guidelines)				
Category	Comments			Estimated Cost
Exterior Paint				
Siding/Trim Repair				
Exterior Doors				
Windows				
Garage				
Roof/Gutters				
Foundation				
Fencing				
Trashout/Landscaping				
Pool				
Other				
Other				
Estimated Exterior Repairs:				
* Estimated Interior Repair Cost: (At the customer's request, enter \$0 unless you have seen or can document actual damages.)				
* Total Estimated Repairs:				

SUBJECT PROPERTY



Comps Utilized



List#1 167-19 109th Road



Sold Comp#1 86-42 109th Street



List#2 110-17 160th Street



Sold Comp#2 85-67 113th Street



List#3 119-03 Inwood Street



Sold Comp#3 147-04 116th Avenue